070.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,100 / 666,100
					USE VALUE:	666,100 / 666,100
					ASSESSED:	666,100 / 666,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
310		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NARDONE MARIE
Owner 2:	
Owner 3:	
Street 1:	310 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,790 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1803 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7790.000	254,300		411,800	666,100
Total Card	0.179	254,300		411,800	666,100
Total Parcel	0.179	254,300		411,800	666,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.44 | /Parcel: 369.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	44561
GIS Ref	
GIS Ref	
Insp Date	04/08/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,200	0	7,790.	411,800	666,000	666,000	Year End Roll	12/18/2019
2019	101	FV	228,100	0	7,790.	411,800	639,900	639,900	Year End Roll	1/3/2019
2018	101	FV	228,100	0	7,790.	353,000	581,100	581,100	Year End Roll	12/20/2017
2017	101	FV	228,100	0	7,790.	329,500	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	228,100	0	7,790.	282,400	510,500	510,500	Year End	1/4/2016
2015	101	FV	227,000	0	7,790.	253,000	480,000	480,000	Year End Roll	12/11/2014
2014	101	FV	227,000	0	7,790.	234,200	461,200	461,200	Year End Roll	12/16/2013
2013	101	FV	227,000	0	7,790.	223,300	450,300	450,300		12/13/2012

!5975!

PRINT

Date	Time
12/10/20	20:47:43

LAST REV

Date	Time
10/30/19	12:30:14
jorourke	
5975	

USER DEFINED

Prior Id # 1:	44561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20931-149		12/1/1990		1	No	No		Alexander Nardone - DOD: 12/30/95 BK: 73163 P

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2016	524	Re-Roof	8,500					reroof
11/18/1992	614	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	Other Change	JO	Jenny O
4/8/2009	Meas/Inspect	189	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7790		Sq. Ft.	Site		0	70.	0.76	4			Med. Tr	-10					411,830						411,800	

Total AC/HA: 0.17883 | Total SF/SM: 7790 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 411,830 | Spl Credit | Total: 411,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	8	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00741208
Adj $ / SQ:	129.201
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345449
Depreciation:	91198
Depreciated Total:	254250

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

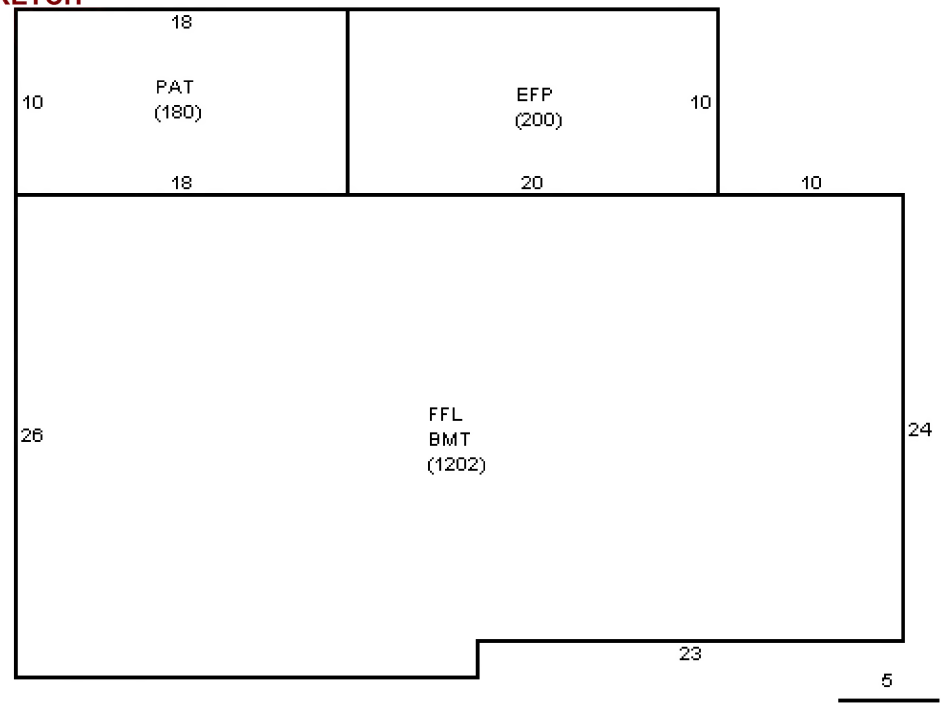
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.12
Special Features:	0	Val/Su Net:	91.34
Final Total:	254300	Val/Su SzAd	211.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,202	51.360	61,731
FFL	First Floor	1,202	129.200	155,299
EFP	Enclos Porch	200	41.140	8,228
PAT	Patio	180	4.370	786
	Net Sketched Area:	2,784	Total:	226,044
Size Ad	1202	Gross Are	2784	FinArea 1803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	